

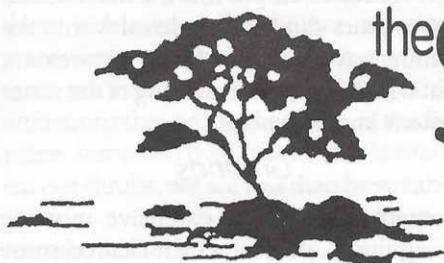
Directory & Handbook Information .....	page 1
Association News .....	page 2
Water Wonderland .....	page 3
Board List .....	page 4

vol. V, no. 3

march 1998

Surf Pines Association Newsletter

for all members



# the Surf Pines Breeze

## Directory and Handbook Information

### Directory

With this issue of the newsletter we enclose the updated telephone directory for Surf Pines Association members. We call your attention to the note on the inside cover. The directory is for the convenience of members of the association and is not to be circulated outside the community or used for other than personal communications.

### General Information

For all new residents of Surf Pines who may be wondering how to orient themselves, help is at hand. There is a *Surf Pines Handbook*, which gives information and useful telephone numbers. There is also a short, single-sheet condensation of material in the handbook that covers the most important items. If you have not already received one or both of these documents, please contact president Louann Riggan (738-5457) or Marge Bloomfield (738-8672), who will be happy to provide them.

## Annals of Surf Pines

Newcomers to this area, indeed many who are not so newly arrived, may wonder at how this stretch of coastal dunes and the interdune wetlands got its name. Some have even been known to ask, "What is Surf Pines?"

At the end of 1944 and early in 1945, a farsighted man named Barney Lucas began to buy up large tracts of land along the coast north of Gearhart. At the time he owned the Gearhart golf course, which he sold late in 1945.

### Water Board Changes

Responsibilities on the water board have been shifted around since the first of the year. Burr Allegaert resigned as president due to pressure of other work. Babe Price has succeeded him. Bob Gazewood is vice president, Natalie Cellars secretary, and Bob Black continues as both treasurer and operations manager. Burr remains on the board as an at-large member.

By the end of 1945, Mr. Lucas owned all of what today comprises Surf Pines and substantial tracts south of the current boundary, in what will be Pinehurst Estates, and east of Sunset Lake.

The holdings extended over roughly three square miles of coastal property. In 1947 an 80-foot strip of land from highway 101 westward was added to provide road access. By late 1949 Surf Pines Road and the beginning of the internal road system were under way. Mr. Lucas coined the name, acted as road contractor, and laid out a series of contemplated subdivisions. Early plans proposed a golf course, parks, duck ponds and, of course, home sites. But only the "First Surf Pines Beach Addition," a group of 21 lots along the beachfront at the present south end of Surf Pines, was ever officially platted.

*Annals of Surf Pines will be continued in subsequent issues, as space permits. If you know a Surf Pines anecdote, talk to Marge Bloomfield, who has begun compiling a history of the area.*

# Association News

## Gates

Residents and visitors may have noticed with some relief that the "tiger teeth" at the south exit have disappeared. It seems to have taken a while for this fact to make itself felt. Drivers were seen to use transmitters to exit through the entry gate rather than pass over the teeth well after the tiger had returned to the jungle. Those who wondered why the south entry gate was raised for some weeks will understand that in the absence of an exit gate it is safer to leave the entry open, so that no one is tempted to take evasive action.

The good news is that the new gate housing has been delivered and installed. The south gate system is now up and running normally.

The entry gate, however, is in poor condition and a new one is on order. It is being fabricated and if all goes as planned it should be installed in a couple of months.

## Charlton-Malarkey Suit

Several months ago Surf Pines Association was sued for \$250 for removing fill from the ditch in a stretch of the west side of the right of way on Ocean Drive. The fill had been placed as part of an access to the Charlton-Malarkey property that abuts Surf Pines on the northwest end. The ditch is intended to prevent cars and trucks from entering over the dunes. The association is contesting the suit on the ground that no permission for the access had been requested or given before it was created. A court date for a hearing is being awaited.

## Pinehurst Settlement

On February 2, 1998 the county Board of Commissioners gave its approval for the Pinehurst Estates development to proceed, provided the developers modify the preliminary plan to show the agreed con-

## Security

Though life in Surf Pines has been relatively quiet during our wet and windy winter, over the Martin Luther King, Jr. holiday weekend four cars parked in their owners' driveways were broken into and a number of valuable items were stolen. Sadly, we must all realize that simply having gates does not protect us from either external or internal sources of vandalism and theft. If your cars must stand in the driveway, simple precautions are indicated; leave nothing valuable, including transmitters, in sight, close all windows and lock all doors.

## Roads

Within a couple of months the paving season should open. The road committee is getting bids for the most urgent repairs: the section of Manion Drive south of Malarkey junction, work on the road shoulders so that water can drain away, and if funds permit patching the worst holes.

In view of the water board's plans to replace substandard pipe in the near future, the two boards are coordinating their projects. George Von Weller, project manager for roads, hopes that the most necessary repairs can be completed within the coming paving season, but to some extent that will depend on the timing of the water system improvement.

## Grounds

Notwithstanding the extensive mowing along the roadsides, which cleared some of the scotch broom and blackberry overgrowth, there are still many areas in Surf Pines where the broom threatens to take over and swamp everything else. Ken Weber of the grounds committee urges all owners to keep the broom under control. Vacant land owners are similarly urged at least to remove dangerous tree limbs and broken trees. If you need help, Ken (738-5986) has the names of reliable grounds contractors whose rates are reasonable.



struction setback line and meet a total of 34 other conditions of approval. The building line will run from that at the south end of Surf Pines to the north end of the Highlands, forming a consistent line. The final condition of approval specifies: "A permanent barrier (locked gate) shall be placed at the end of the thirty (30) foot emergency only access road to Manion Road. Emergency service providers shall be provided with a key to the locked gate." This condition assures that the emergency access can never become a through road linking Pinehurst to Surf Pines.

Dolly Nicholson has filed an intention to appeal the county's decision to the Land Use Board of Appeals.

A county ordinance specifies that dogs must not be a nuisance and must be under voice or physical control at all times. The ordinance applies as well to visitors as to residents. Recently, some residents have had uncomfortably close encounters with animals belonging to contractors working on building sites. If you experience unwelcome attention from visiting dogs as you walk, run, bike, or drive around Surf Pines, do not hesitate to call the builder and remind him, politely, that his workers must keep their dogs on site and under control.

If you are repeatedly menaced by resident dogs and can get no satisfaction from their owners, the last recourse is a call to Clatsop County Animal Control to lodge a complaint. See *Surf Pines Handbook*, pages 5 and 11 for more detail.



## Home On the Range

It's a strange thing about people and property: a person has only to buy a piece of land and everything on it, whether it moves or not, becomes hers/his. What has this sage observation to do with Surf Pines? We talk of "our" deer or "our" elk and we take a proprietary attitude toward these noble creatures. Either we don't want them tampered with or we want them got rid of. They may be one of the attractions that brought us here in the first place, but when they tear up our lawns or eat our shrubs, we are less than hospitable.

As many residents know, the Oregon Fish and Wildlife Department, with help from the state police, has been culling the elk herds, which have become too large to be sustained in this area. Surf Pines, of course, is only a small part of their forage range, but we tend to think of the elk we see as "our" herd. Rumors abound about what has happened to them and some people are upset at not having seen them recently.

Here are the facts, straight from the mouth of Jack Woods, Fish and Wildlife repre-



sentative in Jewell in charge of the culling project. As of our conversation, 34 animals had been trapped over a period of several weeks and removed to a large Fish and Wildlife owned area in God's Valley. A few more animals may be added to the cull.

One herd of about 20 elk and a smaller group of eight or nine are currently left. The God's Valley area is some miles east off highway 53 in the Clatsop State Forest,

where the vegetation is quite similar to that along the coast. (Sceptics may look on page 64, 3B, of the Oregon atlas.) It is fertilized and cared for by the state Fish and Wildlife staff; the animals will have plenty of range to wander over and the herd can grow and prosper. God's Valley acreage is not open to development. Those elk that remain in our area will have more room and no doubt in a few years their numbers will be rising again.

## Water Wonderland

Preservation of natural systems in the face of development worries many people. How can we save open spaces, woodlands and fields that provide food, shelter, and living room for all the creatures that share Surf Pines with us? Others are, quite reasonably, more concerned about realizing a profitable return on land on which they have paid taxes for some time and which represents an investment.

*How can we save open spaces, woodlands and fields that provide food, shelter, and living room for all the creatures that share Surf Pines with us?*

The two viewpoints are not necessarily at odds, though debate often makes it seem an inevitable conflict. Much of the undisturbed beauty of Surf Pines is in any case

unbuildable, specifically the wetlands. To individuals whose property either incorporates some of this land or lies next to it, the seasonal rise and fall of the water can seem a welcome event or a nuisance. But the low-lying wet areas constitute an en-

*...a delicate mix of living forms, from the microscopic to the plants, birds...all sustained by seasonal cycles of wet and dry*

tire aquatic life system that runs from Strawberry Hill all the way to the south boundary. This kind of wetland system is becoming rarer with each passing year. It is a delicate mix of living forms, from the microscopic to the plants, birds and animals we see daily, all sustained by seasonal cycles of wet and dry. When the integrity of the wetland is polluted, the

system is destroyed.

The Land Conservancy is a private, non-profit organization that helps to preserve such areas by working with owners and other interested parties to identify and manage them. Much of the wetland that runs between Ocean and Manion Drives is still in the ownership of the Waterhouse Trust. An ideal opportunity exists for a collaborative effort involving property

*This kind of wetland system is becoming rarer with each passing year.*

Developers, trust officials, residents, the association and the Conservancy to preserve the wetland system while the buildable property is developed. Exploratory talks are under way among all parties.



## Short Notes

## Surf Pines Association Board of Directors

<i>President</i>	Louann Riggan .....	2300 Lucas Drive .....	738-5457
<i>Vice President</i>	Dick Tevis .....	2252 Lucas Drive .....	738-3111
<i>Secretary</i>	Tom Wilcox .....	2320 Lucas Drive .....	738-3515
<i>Treasurer</i>	Chuck Johnson .....	38 Surf Pines Landing Drive .....	738-9746
<i>At Large</i>	Al Laakso .....	2419 Manion Drive .....	861-9396
<i>At Large</i>	John McGowan .....	2510 Malarkey Drive .....	861-3732
<i>At Large</i>	George VonWeller .....	2332 Manion Drive .....	738-5982

# the Surf Pines Breeze

is a quarterly publication of the Surf Pines Association, 2003 Manion Drive, Warrenton, Oregon 97146.

Members are invited to contribute articles or comments, letters to the editor, or anything fit to print. Don't hesitate – shoot the *Breeze*!

**Prudence Dictates.** Let Ken Buckingham know if your home is going to be empty for any length of time, so he can keep an extra-sharp eye on it.

**Short-term Rentals.** In this Coastal Beach Residential (CBR) zone, property may be rented only for a week or longer. The county will enforce its rules.

*Layout: Lani Johnson*

Warrenton, OR 97146

Hugh Seppa  
Rt. 1, Box 601-B

BULK RATE  
U.S. POSTAGE  
**PAD**  
Seaside, OR  
Permit #10

Warren, OR 97146

003 Magnolia Drive  
The Surf Pines B&B